



Planning and Housing Committee

Minutes

Meeting #: 4
Date: Monday, February 27, 2023
Time: 9:30 am
Location: Champlain Room, 110 Laurier Avenue West, and by electronic participation

Present: Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Laine Johnson, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Tim Tierney, Councillor Ariel Troster, Ex officio: Councillor George Darouze

1. Notices and meeting information for meeting participants and the public
Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.
Accessible formats and communication supports are available, upon request.
Except where otherwise indicated, reports requiring Council consideration will be presented to Council on March 8, 2023 in Planning and Housing Committee Report 4.
The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Friday, February 24, and the deadline to register to speak by email is 8:30 am on Monday, February 27.

This draft Minutes document contains a summary of the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the final Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in this draft Minutes document are draft until the Minutes of the meeting are confirmed by the Committee. The final draft Minutes will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.

The Chair read the following statement at the outset of the meeting pursuant to the *Planning Act*:

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 4.2 - 4.8 on today's Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on March 8, 2023, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PHC Minutes 3 – Wednesday, February 15, 2023

Carried

4. Planning, Real Estate and Economic Development Department

4.1 2024 Development Charge By-law and Community Benefits Charge By-law Review Councillors Sponsor Group

ACS2023-PRE-GEN-0001 - City Wide

Report Recommendation(s)

That Planning and Housing Committee recommend Council approve:

- 1. Establishing a Councillors Sponsor Group to provide input and advice to the 2024 Development Charge By-law and Community Benefits Charge By-law update, as detailed in this report.**
- 2. The Councillors Sponsor Group terms of reference in Document 1.**

Carried

Direction to Staff:
Councillor L. Johnson

Would staff be amenable to the Direction that in the Council Sponsor Group Composition details of the report, where it lists two Urban Councillors, that one be representative of the Inner Urban Transect and one of the Outer Urban Transect.

4.2 Zoning By-law Amendment – 1835 Stittsville Main Street

ACS2023-PRE-PS-0020 - Stittsville (6)

The Applicant, as represented Thomas Freeman and Paul Black, Fotenn, were present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

Report Recommendation(s)

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1835 Stittsville Main Street, as shown in Document 1, to rezone the lands from RU (Rural Countryside) to R3Z[XXX1]-h (Residential Third Density, Subzone Z, Urban Exception XXX1, with a holding symbol), to permit low rise development as detailed in Document 2.**
- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral**

Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of March 8, 2022, subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

4.3 Zoning By-law Amendment - 253, 255 and 257 York Street and 78 and 80 Nelson Street

ACS2023-PRE-PS-0005 - Rideau-Vanier (12)

Report Recommendation(s)

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 253, 255 and 257 York Street and 78 and 80 Nelson Street, as shown in Document 1, to facilitate additions to two existing residential buildings resulting in a conversion to a single building containing 57 dwelling units and 38 rooming units, as detailed in Document 2.**
- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of March 8, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Motion No. PHC 2023-4/01

Moved by G. Gower

WHEREAS with respect to report ACS2023-PRE-PS-0005, the applicant has provided additional details regarding the existing

buildings and proposed additions, which may have an impact on the details of recommended zoning and staff report; and

WHEREAS Planning Services staff as well as the applicant support the report be deferred to a future Planning and Housing Committee date not yet determined; and

WHEREAS notification and a revised report will be provided when the item is to return to Planning and Housing Committee.

THEREFORE BE IT RESOLVED THAT, with respect to report ACS-2023-PRE-PS-0005, Planning and Housing Committee approve the following:

- 1. Defer the report indefinitely until the Director of Planning Services deems the issues corrected; and**
- 2. That staff be authorized to publish a revised report in the agenda in a future Planning and Housing Committee.**

BE IT FURTHER RESOLVED THAT notice be provided prior to this item returning to the Planning and Housing Committee.

Carried

4.4 Zoning By-law Amendment - 6173 Renaud Road

ACS2023-PRE-PS-0025 - Orléans West-Innes (2)

Shoma Murshid, Planner II, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Rosaline Hill, RJH Architect, provided an overview of the Application and responded to questions from Committee. She was accompanied by the Peter Hume, HPURBAN who also responded to questions.

The following staff were also present and responded to questions:

PRED:

- Geraldine Wildman, Manager, Development Review - East
- Derrick Moodie, Director, Planning Services

- Elizabeth Murphy, Program Manager, Transportation Engineering Services
- Frank McKinney, Program Manager, Transportation Planning-Environmental Assessments Innovative Client Services:
- Tim Marc, Senior Legal Counsel, Planning, Development & Real Estate

The following speaker addressed the Committee to speak to the Application:

- Heather Buchanan, Bradley Estates Community Association, however grateful the developer has addressed some of the community concerns, there are still concerns related to lack of infrastructure, traffic impacts and the location of the future BRT along Navan Road as it's an unpaved and heavily trafficked road.

Following discussion on this item, the Committee carried the report recommendations as amended by the following motion:

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6173 Renaud Road, as shown in Document 1, from Development Reserve to Residential Fourth Density, Subzone M, Exception XXXX (R4M-XXXX) to permit 24 dwelling units (back-to-back stacked dwellings and back-to-back townhouse dwellings) in a planned unit development.**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of March 8, 2023, subject to submissions received between the publication of this report and the time of Council's decision.**

For (12): J. Leiper, G. Gower, R. Brockington, C. Curry, L. Johnson, T. Kavanagh, C. Kelly, C. Kitts, W. Lo, T. Tierney, A. Troster, and G. Darouze

Against (1): L. Dudas

Carried as amended (12 to 1)

Motion No. PHC 2023-4/02

Moved by G. Gower

WHEREAS with respect to report ACS2023-PRE-PS-0025, the incorrect Ward, [Ward: Orléans West-Innes (2) – Quartier Orléans-Ouest-Innes (2)], was listed on the cover page in both English and French; and

WHEREAS following the Ward Boundary Review the subject site is now located in Ward 19 (Orleans South-Navan); and

WHEREAS the Councillor for Ward 19 has been involved in the review of the zoning application.

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2023-PRE-PS-0025, the cover page be updated in both English and French with the following:

Ward: Orleans South-Navan (19)

Quartier : Orléans-Sud-Navan (19)

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given.

Carried

4.5 Zoning By-law Amendment – 453 and 455 Coventry Road

ACS2023-PRE-PS-0018 - Rideau-Rockcliffe (13)

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 453 and 455 Coventry Road, as shown in Document 1, to change the**

zoning from Light Industrial Zone to Transit Oriented Development Zone – Subzone 2, as detailed in Document 2.

- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of March 8, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.6 Zoning By-law Amendment – Part of 570 March Road

ACS2023-PRE-EDP-0007 - Kanata North (4)

The Applicant, as represented James Ireland and Greg Winters, Novatech were present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as presented.

Report Recommendation(s)

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 570 March Road from Mixed-Use Centre Zone, Urban Exception 2816, Holding Provision (MC[2816]-h) to Mixed-Use Centre Zone, Urban Exception XXX1 (MC[XXX1]), as shown in Document 1, with an exception to prohibit ‘Drive-through Facility’, ‘Principal Use Parking Lots’, ‘Service and Repair Shop’, and Residential Uses as detailed in Document 2 as site-specific prohibited uses.**
- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary**

of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of March 8, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.

Carried

4.7 Zoning By-law Amendment – 8605 Campeau Drive

ACS2023-PRE-PS-0024 - Kanata North (4)

The Applicant, as represented Jonah Bonn, Holzman Consultants was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee carried the report recommendations as amended by the following:

Report Recommendation(s)

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 8605 Campeau Drive, as shown in Document 1, to permit a car wash as an ancillary use to a gas bar in the MC[2598] H(18) zone, as detailed in Document 2.**
2. **That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting March 8, 2023,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried as amended

Amendment:

Motion No. PHC 2023-4/03

WHEREAS Report ACS2023-PRE-PS-0024 (the “Report”) recommends amending the City of Ottawa’s Zoning By-law to permit a car wash as an ancillary use to a gas bar on part of the lands municipally known as 8605 Campeau Drive; and

WHEREAS the current version of the Report contains certain errors that would unintentionally apply changes to the Zoning By-law other than the changes recommended by staff; and

WHEREAS a technical amendment is required to exclude these unintended changes from the proposed amendment to the Zoning By-law;

THEREFORE BE IT RESOLVED that Planning and Housing Committee amend the Report in Planning and Housing Committee Agenda 4, Item 4.7 by:

1. Replacing the text of Report Recommendation 1 with the following text:

“1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 8605 Campeau Drive, as shown in Document 1, by adding a new exception to permit a car wash as an ancillary use to a gas bar, as detailed in Document 2.”

; and

2. Replacing the text on Page 8 that reads:

“Exception 2598

Additionally, staff recommend minor changes to the provisions of Exception 2598 to clarify the wording without changing the original intent.”

with the following text:

“New Exception

Additionally, staff recommend adding a new urban exception in order to permit a car wash as an ancillary use to a gas bar on the lands subject to this application but not on lands that are currently zoned Urban Exception 2598 and are not subject to this application.”

; and

3. Replacing Document 1 – Location Map and Zoning Key Map with Attachment 1 to this Motion; and

4. Replacing Document 2 – Details of Recommended Zoning with Attachment 2 to this Motion.

; and

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34(17) of the Planning Act, R.S.O. 1990, c. P.13, as amended.

Carried

4.8 Zoning By-law Amendment – 360 Kennedy Lane East

ACS2023-PRE-PS-0019 - Orléans East-Cumberland (1)

The Motion No. PHC 2023-4/04 below was moved by Councillor L. Dudas on behalf of Councillor Luloff.

Lucy Ramirez, Planner, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Applicant/Owner as represented by Andrew Hannaford, MHBC, Carly Forrester and Kinan Hewitt, Kindred Works, provided an overview of the Application and responded to questions from Committee. Deanna Green, Traffic Consultant was also present and responded to questions.

The following staff were also present and responded to questions:

PRED:

- Geraldine Wildman, Manager, Development Review - East
- Derrick Moodie, Director, Planning Services

Innovative Client Services:

- Tim Marc, Senior Legal Counsel, Planning, Development & Real Estate

The following speaker addressed the Committee to speak to the Application:

1. Alan Perks noted this development is a welcomed addition to the neighbourhood. Outside of the issues with traffic and parking, he raised concerns with the lack of affordable and accessible 'living in community' housing. He spoke of the Universal Design approach which covers all needs and recommended the City, developers and architects adopt this approach with developments.
2. Gisèle Doyle* spoke in support, commending the developer for including affordable and inclusive units in this development as there are currently none in Orléans. She did express concern with how the community identifies and assigns individuals to affordable units as not accessible units need to be affordable.
3. Richard Rice* spoke in opposition of the proposal noting concerns related to traffic, pedestrian safety, parking and loss of greenspace and mature trees outlined in a petition submitted to the Committee.
4. Jim Rycroft* stated this proposal is outside the character of the neighbourhood and expressed concerns with increased traffic congestion, lack of consideration for community risks and feels there is a need for a more sophisticated approach.
5. Debra Dunville* spoke in opposition of the development, noting concerns with building height and inadequate parking spaces, stating it adversely will impact the quality of life of the neighbouring residents. Recommends that the Committee defer the proposal to ensure the land be developed at same grade as exists on Mountside Crescent and have city staff review parking requirements.
6. Rose Marie MacLennan, Queenswood United Church spoke in support of the development, touching on community engagement, importance of affordable housing in Orleans and indicated the Church is committed to continuing to work with the community to address needs and concerns.
7. Jim Brown, Vice President, Operations, Spring Living Retirement Committees* expressed concerns with the proposal negatively impacting current residents related to noise and traffic. Further, expressed concerns with the loss of greenspace.

8. Serena Sodhi spoke in favour of the proposal noting the importance of affordable housing units provided.
9. Dean Tester spoke strongly in favour of the development noting affordable housing units, proximity to transit and positive environmental impacts by limiting parking spaces.
10. Joseph Ostrovsky spoke in support noting the development is low-rise gentle intensification providing affordable rental units and reducing parking will have positive affects related to the climate emergency.
11. Leigh Honeywell spoke in favour of the application, noting affordability and proximity to transit.
12. Josh Girouard expressed concerns related to overflow parking the development will cause in the neighbouring areas.

[Individuals / groups, as marked above, either provided comments (*) in writing or by e-mail; all submissions and presentations (+) are held on file with the Office of the City Clerk.]

The following written submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated Friday, February 17 from Shayne Salovaara
- Email dated February 22, 2023 from Pamela Eisener
- Email dated February 23, 2023 from Courtney Fischer
- Email dated February 24, 2023 from a resident
- Email dated February 24, 2023 from Brian Dook
- Email dated February 24, 2023 from Fraser Maher
- Email dated February 24, 2023 from Randa B.
- Email dated February 24, 2023 from Jodi Doyle Broullard
- Email dated February 24, 2023 from Brian Tilley
- Email dated February 24, 2023 from Farangis Faezi

Report Recommendation(s)

1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 360 Kennedy Lane East, from I1B to R4Z[XXXX]SYYY in order to permit a planned unit development consisting of a total of 81 dwelling units (mix of townhouses and stacked townhouses), and the retention of the existing church as detailed in Document 5 and 6.
2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of March 8, 2023", subject to submissions received between the publication of this report and the time of Council's decision.

Motion No. PHC 2023-4/03

Moved by L. Dudas

WHEREAS Kennedy Lane East does not have sufficient space to accommodate the current on-street parking demands of the community; and

WHEREAS nearby residents, park users, and visitors of the Queenswood Villa Retirement Home inundate Kennedy Lane East with on-street parking which narrows the road and makes it extremely difficult for motorists, school buses, pedestrians, and all road users to navigate; and

WHEREAS a petition with more than 800 signatures has been submitted to outline the concerns of community members with respect to traffic and parking; and

WHEREAS both the increased traffic and parking pressures that will result from this proposal will have undue adverse impacts; and

WHEREAS the applicants have not provided sufficient evidence that their development will not further aggravate an already tenuous parking situation.

THEREFORE BE IT RESOLVED that the Zoning By-law Amendment – 360 Kennedy Lane East report be referred back to planning staff to work through the outstanding traffic and parking concerns; and

BE IT FURTHER RESOLVED that planning staff consider the imposition of conditions to manage construction parking during the build through the Site Plan Approval process; and

BE IT FURTHER RESOLVED that planning staff request the owners consider issuing warning clauses so that potential renters are aware of the limited parking available.

For (7): R. Brockington, C. Curry, L. Dudas, C. Kelly, C. Kitts, W. Lo, and G. Darouze

Against (5): J. Leiper, G. Gower, L. Johnson, T. Kavanagh, and A. Troster

Carried (7 to 5)

4.9 Official Plan 2023 Implementation

ACS2023-PRE-EDP-0005 - City Wide

This report was submitted to Agriculture and Rural Affairs Committee on February 24, 2023.

Robin van de Lande, Planner III, Planning Services and Royce Fu, Manager, Policy Planning, Planning, Real Estate and Economic Development Department (PRED), were presented and responded to questions from committee

Following questions to staff, the Committee received the report recommendation as presented.

Report Recommendation(s)

That Planning and Housing Committee, the Agriculture and Rural Affairs Committee and City Council receive this report for information.

Received

5. Office of the City Clerk

5.1 Status Update - Planning and Housing Committee Inquiries and Motions for the period ending February 10, 2023

ACS2023-OCC-CCS-0028 - City Wide

Report Recommendation(s)

That the Planning and Housing Committee receive this report for information.

Received

6. In Camera Items

There were no *in camera* items.

7. Information Previously Distributed

7.1 Cash-in-Lieu of Parkland

ACS2023-FCS-FSP-0002 - City Wide

8. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment

Next Meeting

Monday, March 20, 2023

The meeting adjourned at 1:12 pm.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor Jeff
Leiper, Chair